GENERALIZED DEVELOPMENT PLAN

FOSTERS CREST

LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

RZ 2010-LE-007 PCA 2006-LE-018

91-1((1))60 - FLEET DRIVE, LLC IN DEED BOOK 17383 AT PAGE 1255 91-1((5))2 - DALLAS R. AND RUTH M. SMITH IN DEED BOOK 3055 AT PAGE 392 91-1((5))3 - JULIO C. GONZALEZ IN DEED BOOK 10041 AT PAGE 247 91-1((5))4 - ERIC B. McGEE AND GLORIA CARHUANCHO IN DEED BOOK 11033 AT PAGE 1454

91-1((5))7 - AHMAD NAJIB IN DEED BOOK 12948 AT PAGE 904

BOUNDARY INFORMATION BASED ON A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED MARCH 24, 2006. EXISTING TOPOGRAPHIC INFFORMATION IS BASED ON A FIELD RUN SURVEY BY CHARLES P. JOHNSON & ASSOCIATES, DATED APRIL 2006, UPDATED APRIL 2010. CONTOUR INTERVAL EQUALS TWO FEET NGVD 1929.

- 4. THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- PROTECTION AND PRESERVATION.
- OF BURIAL. 8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR

7. TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO KNOWN GRAVES. OBJECTS. OR STRUCTURES MARKING A PLACE

- GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE. 9. ALL EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT
- 10. SEE SHEET 4 FOR A DESCRIPTION OF EXISTING VEGETATION.
- 11. EXISTING STRUCTURES ARE TO BE REMOVED. DATES OF CONSTRUCTION FOR THE EXISTING DWELLINGS:

91-1((5))2 - 1956 91-1((1))59B - 194891-1((5))3 - 1956 91-1((1))60 - 1925 91-1((5))7 - 1958

- 12. THERE ARE NO ZONING OVERLAY DISTRICTS FOR THIS SITE.
- 13. THERE ARE NO AFFORDABLE DWELLING UNITS (ADUS) REQUIRED FOR THIS PROJECT.
- 14. NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.

15. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.

- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 7.9 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW:
- A WAIVER OF THE 600' MAXIMUM PRIVATE STREET LENGTH IS HEREBY REQUESTED. A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AGAINST 91-1((1))58 AND 91-1((5))5 & 6 IS
- HEREBY REQUESTED, AS ALLOWED UNDER Z.O. \$13-305.5
- A WAIVER OF THE BARRIER REQUIREMENT IS HEREBY REQUESTED, AS ALLOWED UNDER Z.O.§13-305.13 A WAIVER TO CONSTRUCT A 5-FOOT CONCRETE SIDEWALK IN LIEU OF THE REQUIRED MINOR PAVED TRAIL ALONG FLEET DRIVE IS HEREBY REQUESTED
- 17. PROPOSED PUBLIC IMPROVEMENTS:

DATE

8-4-10

9-15-10

12-17-10

1-21-11

- WATER SERVICE TO BE PROVIDED BY AN EXISTING 12" MAIN LOCATED IN FLEET DRIVE
- SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED OFFSITE
- PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GENERALIZED DEVELOPMENT PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS
- 19. A RECREATIONAL FACILITY IS PROPOSED WITH THIS DEVELOPMENT (TOT LOT).
- 20. A SPECIAL AMENITY IS PROPOSED WITH THIS DEVELOPMENT (LANDSCAPED SITTING AREA WITH BENCHES).
- 21. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- 22. ARCHITECTURAL ELEVATIONS ARE NOT AVAILABLE AT THIS TIME.
- 23. A MINOR PAVED TRAIL IS REQUIRED ALONG FLEET DRIVE FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS
- 24. PARCEL "A" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- 25. THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 8-808 OF THE ZONING ORDINANCE.
- 26. MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE GDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 18-204 OF THE ZONING ORDINANCE.

Application No. PCA 2006-LE-018 Staff S.W.

(DP) (GDP) (CDP) (FDP)

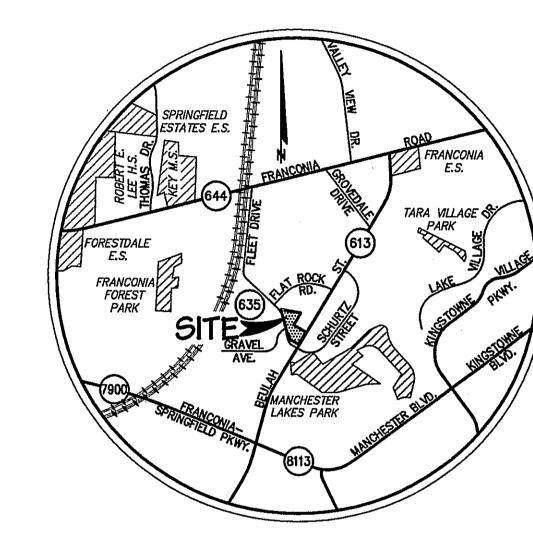
SEE PROFFERS DATED Mar 4, 2011

Sheet <u>1</u> of <u>8</u>

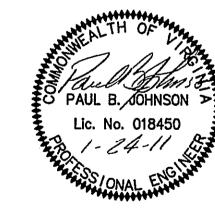
Concurrent w/ RZ 2010-LE-007

Date of (BOS) (PC) Approval Mar 8, 2011

APPROVED DEVELOPMENT PLAN



VICINITY MAP



DEVELOPER

FLEET DRIVE, LLC 115 BEULAH ROAD NE SUITE 200B VIENNA, VIRGINIA 22180 (703) 281-1703

TABLE OF CONTENTS

- 1 COVER SHEET
- 2 SITE TABULATIONS
- 3 EXISTING CONDITIONS PLAN
- 4 EXISTING VEGETATION MAP
- 5 GENERALIZED DEVELOPMENT PLAN
- 6 CONCEPTUAL LANDSCAPE PLAN
- 7 OUTFALL ANALYSIS
- 8 POTENTIAL LAYOUT FOR ADJACENT PARCELS



Charles P. Johnson & Associates, Inc. ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS 3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555

DATE : JUNE 9, 2010 REVISED: AUGUST 4, 2010 SEPTEMBER 15, 2010

of 8 SHEET

FOSTERS CREST

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

FOUNDATION SUBSURFACE SLOPE SUPPORT DRAINAGE STABILITY

MARGINAL MARGINAL MARGINAL

SOILS MAP/DATA

BELTSVILLE

LOAMY/GRAVELLY

GOOD

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as

On—site area Off—site area Drainage Footprint Storage If pond, dar steved (acres) served (acres) area (acres) area (sf) Volume (cf) height (ft)

- 3.54± 2.29± 5.83± 13,250± 63,500± 8.5± 4. Onsite drainage channels, outfalls, and pipe systems are shown on Sheet <u>5</u>. Pond inlet and outlet pipe systems are shown on Sheet <u>5</u>.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 5. Type of aintenance access road surface noted on the plat is <u>asphalt</u>
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet _7.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square
- 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet _7_.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1 & 2.
- 11. A submission waiver is requested for 12. Stormwater management is not required because N/A

mile (640 acres) is provided on Sheet _7_.

NO CHANGES, OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.

REVISIONS

NO. SHEET NUMBER AND REVISION DESCRIPTION

(2) REVISED ACOUSTICAL BARRIER DETAIL; REMOVED 6' FENCE

5) REV. NOISE FENCE; LABELED EASEMENTS & SPILLWAY;

CALCS; MOVED TREES 4' AWAY FROM OBSTRUCTIONS

2) REVISED SITE TABULATIONS: ADDED PRIVACY FENCE DETAIL

) ADDED DIMENSIONS, BUS STOP, SIGHT LINE NOTE &

(6) REV. LEGEND; ADDED PARKING LOT LANDSCAPING

(7) REVISED DRAINAGE AREA AND TABULATIONS

I) REVISED SWM INFORMATION CHART

5) ADDED SIGHT LINES & UTILITY EASEMENTS 6) REVISED LANDSCAPING & TREE COVER CALCS

P) REVISED SITE TABULATIONS

(3) ADDED EXISTING SEPTIC INFO

ADDED EX. TREES TO BE SAVED

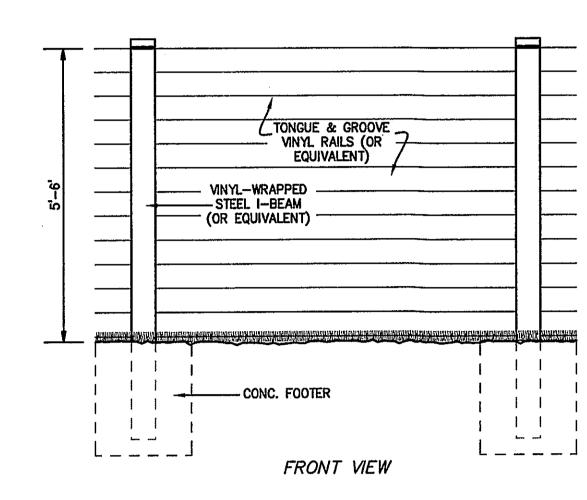
(3&4) REVISED AREA OF REZONING

(5) REVISED LAYOUT & UTILITIES

(6) REVISED LANDSCAPING

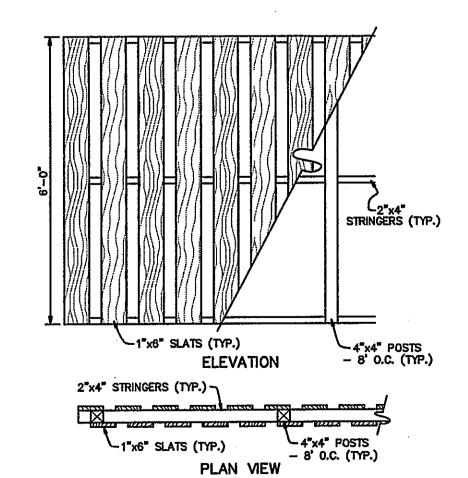
(6) REVISED LANDSCAPING

JANUARY 21, 201

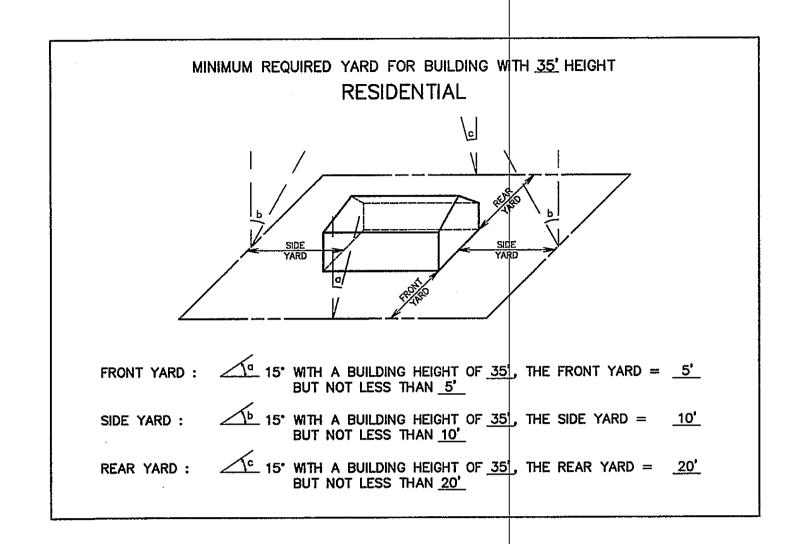


ACOUSTICAL BARRIER DETAIL

(OR AS SPECIFIED WITH AN APPROVED NOISE STUDY)



TYPICAL PRIVACY FENCE SCALE; 1" = 2'



DENSITY TABULATIONS

FOR FIRST ADDITION TO FRANCONIA

	# LOTS	AREA	DENSITY
CURRENT CONFIGURATION*	6	3.29 Ac	1.83 DU/AC
LOTS 5 AND 6 RESIDUAL	2	1.36 Ac	1.47 DU/AC
* LOT AREAS HAVE BEEN RE	DUCED BY E	PREVIOUS BEU	LAH STREET

* LOT AREAS HAVE BEEN REDUCED BY PREVIOUS BEULAH STREET IMPROVEMENTS

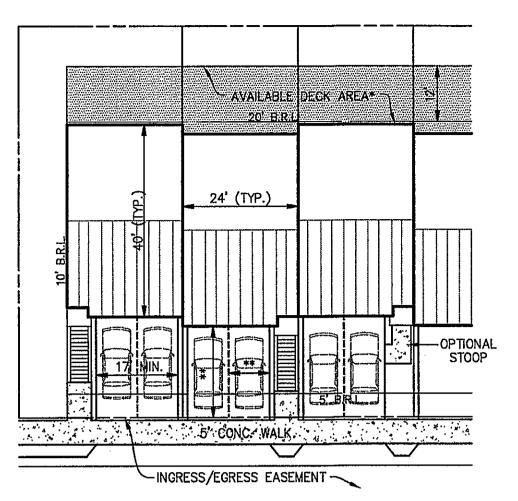
SITE TABULATIONS

=					
PROPOSED :					
LOT AREA		68,9	996¢	(1.584	Ac)
AREA OF OUTL	OTS	2,9	944 ¢	(0.068	Ac)
PARCEL "A"		97,	112¢	(2.229	Ac)
RIGHT-OF-WAY	DEDICATION	19,4	184 ¢	(0.447	Ac)
					

TOTAL R-12 AREA

	REQUIRED	PROVIDED
NUMBER OF UNITS		30 SINGLE-FAMILY ATTACHED
MAXIMUM DENSITY	12 DU/Ac	6.9 DU/Ac
MINIMUM DISTRICT SIZE	4 Ac	4.328 Ac
MINIMUM LOT AREA	N/A	1,960
AVERAGE LOT AREA	N/A	2,290¢ ±
MINIMUM LOT WIDTH	18'	24'
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM YARDS: FRONT SIDE REAR	15°/5' 15°/10' 30°/20'	15°/5' 15°/10' 30°/20'
OPEN SPACE	25% (1.08 Ac)	28% (1.21 Ac)
PARKING	2.7 SPACES/ UNIT (81 TOTAL SPACES)	3.1 SPACES/ UNIT (94 TOTAL SPACES)

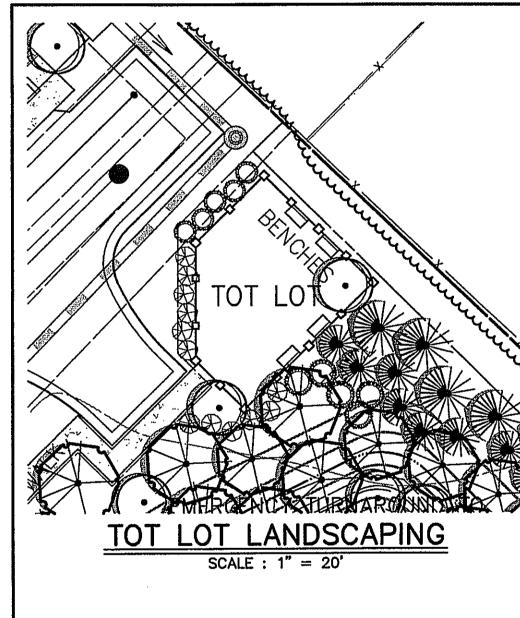
188,536¢ (4.328 Ac)



TYPICAL LOT LAYOUT SCALE: 1" = 20'

* DECKS MAY BE PERMITTED IN ACCORDANCE WITH ARTICLE 2-412, WHICH ALLOWS A 12' EXTENSION INTO THE REQUIRED MINIMUM YARD

** EACH UNIT TO HAVE TWO(2) 8.5'x18.0' PARKING SPACES IN THE DRIVEWAY



<u>LEGEND</u>



CAT. III & IV SHADE TREE (2" CAL.)
(E.G. RED MAPLE, WILLOW OAK, RIVER BIRCH, BEECH)



CAT. I & II EVERGREEN TREE (8' HGT.)
(E.G. ARBORVITAE, ATLANTIC WHITE-CEDAR)



CAT. II ORNAMENTAL TREE (2" CAL.) (E.G. SERVICEBERRY, SWEETBAY MAGNOLIA)



SMALL DECIDUOUS SHRUB

MEDIUM EVERGREEN SHRUB

Application No. PCA 2006-LE-018 Staff S.W.

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED Mar 4, 2011

Date of (BOS) (PC) Approval Mar 8, 2011

Sheet _____ 2 ___ of ____ 8

Concurrent w/ RZ 2010-LE-007

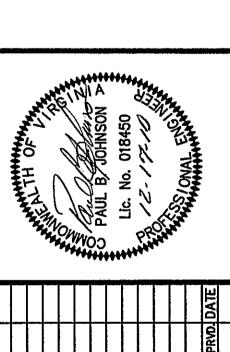
3. 12–17–10 REVISED SITE
2. 9–15–10 REVISED SITE
1. 8–4–10 REVISED SITE
NO. DATE

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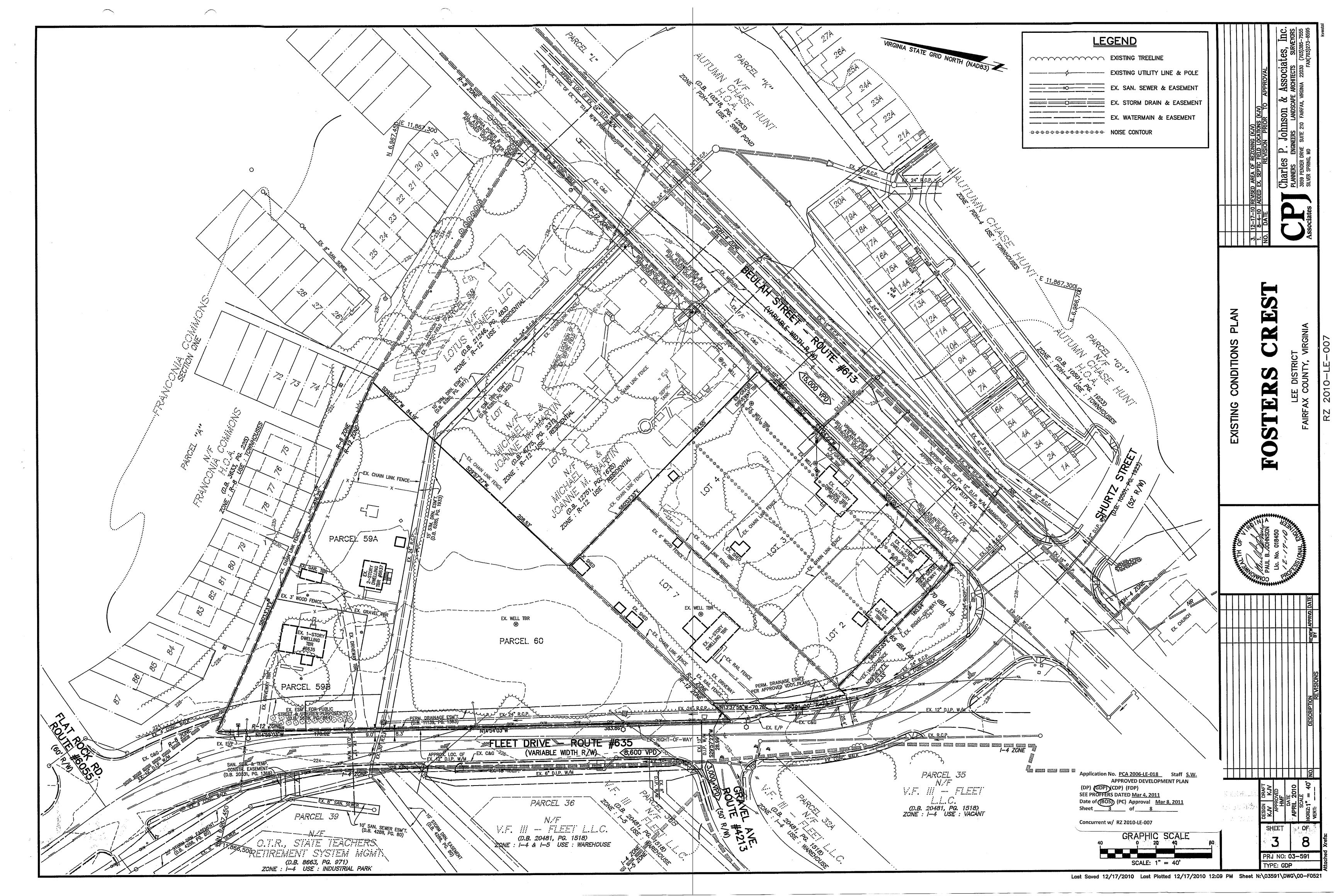
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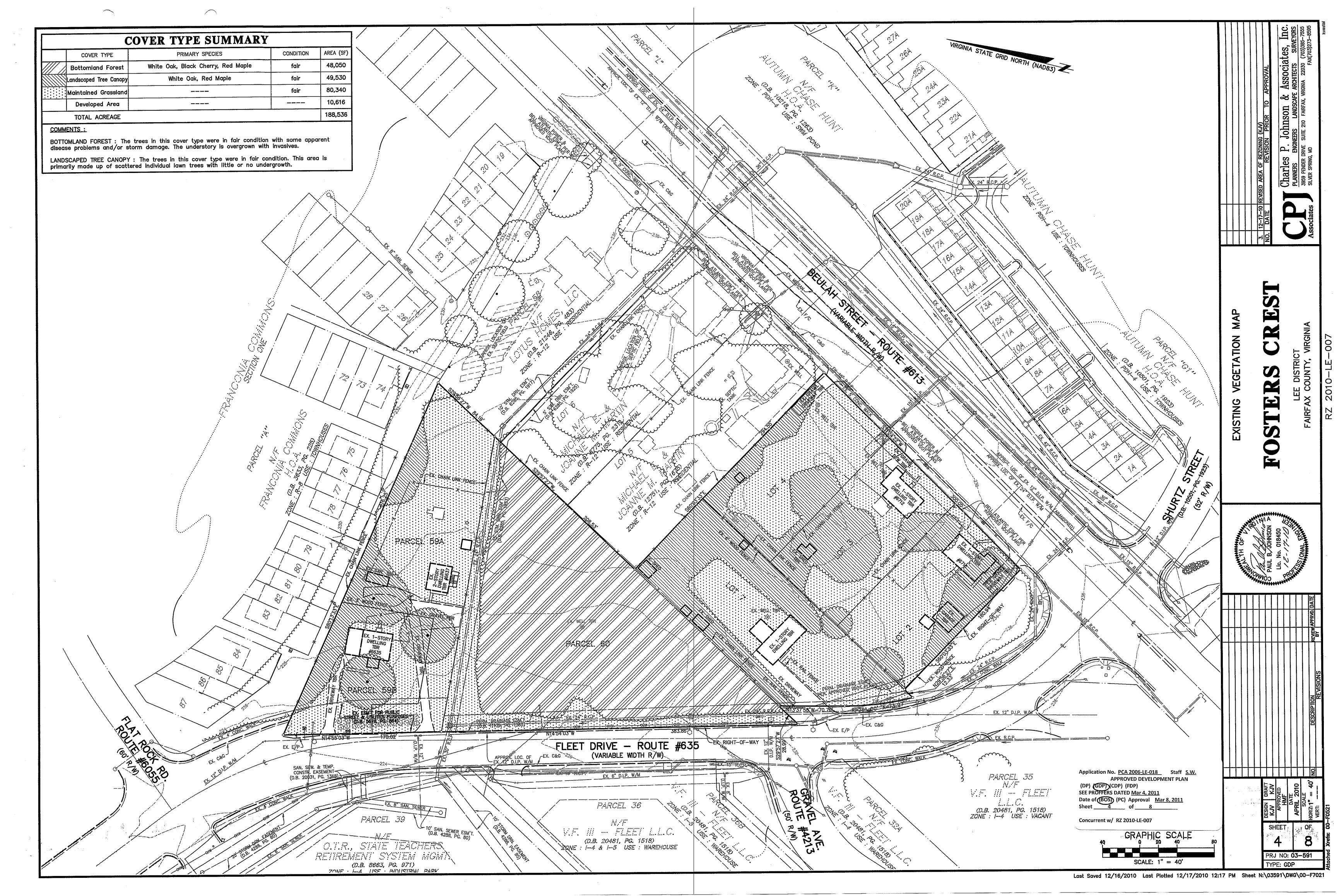
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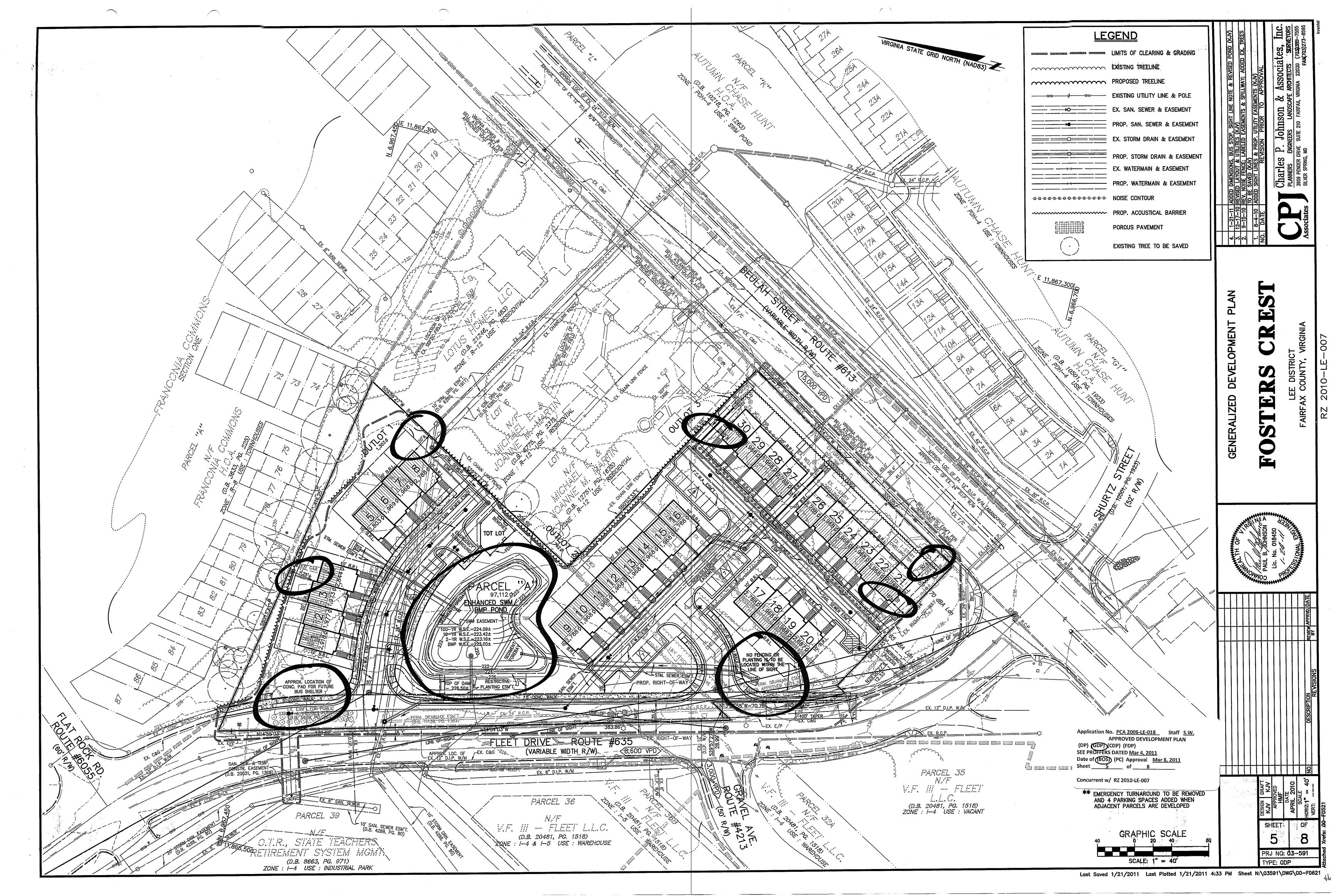


								DESCRIPTION REVIEW APPRIND DATE	SNOISIA
			2 × ×	 - 	APPROVED	ADDII 2010		NO.	

PRJ NO: 03-591







December 17, 2010

Fairfax County Urban Forest Management Division 12055 Government Center Parkway Fairfax, Virginia 22035

Attention: Mr. Mike Knapp

Re: Fosters Crest

Dear Mr. Knapp:

The purpose of this letter is to request a deviation from the Tree Preservation Target Area requirement of PFM §12-0507. A majority of this site was previously approved under plan number RZ-2006-LE-018. Some of the landowners have decided to be removed from the previous rezoning while a previous holdout has joined with this rezoning.

It is our belief that this deviation request meets the conditions allowed under PFM § 12-0507.3A (1); that meeting the Target would preclude the densities otherwise allowed by the Zoning Ordinance. Even taking into account this deviation, the density of this proposed development stands at 6.9 dwelling units per acre, short of the 12 dwelling units per acre allowed by the Zoning

The only area on the site with any significant existing trees is located where an SWM/BMP pond is being proposed, since that area is also the low point of the site. Many of the proposed open space areas, especially along Lots 1-8, are located where there is little existing tree cover. Because of these factors, the only way to achieve a significant reduction in the area to be cleared would be to reduce the number of lots, decreasing the density even further below what is

The deficit in the Tree Preservation Target Area will be made up with tree planting on-site, to reach the required 15% total tree cover.

If you have any questions please don't hesitate to contact me at kvestal@cpja.com or 703-385-7555.

N:\03591\WP\Miscellaneous\Urban Forestry.doc

Silver Spring, MD • Gaithersburg, MD • Frederick, MD • Eastern Shore, MD • Fairfax, VA

Table 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET

<u>. 119</u>	ee Preservation Target Calculations and Statement (Table 12.3)
Α	Pre-development area of existing tree canopy 97,580 S
В	Percentage of gross site area covered by existing tree canopy 52 %
С	Percentage of 10-year canopy required for site 15 %
D	Percentage of 10-year canopy requirement that should be met through tree preservation 52 %
Ε	Proposed percentage of canopy requirement that will be met through tree preservation 2 %
F	Has the Tree Preservation Target minimum been met? NO
Ġ	If no, provide sheet number where deviation request is located SHEET 6

B. Tree Canopy Requireme	nt Page	tra paysy was also as mann
1	Identify gross site area	188,536 SF
2	Subtract area dedicated to road frontage	19,484 SF
3	Subtract area of exemptions (tot lot)	1,000 SF
4	Adjusted gross site area (B1 - B2 - B3)	168,052 SF
5	Identify site's zoning and/or use	R-12
6	Perentage of 10-year canopy required	15 %
7	Area of 10-year canopy required (B4 x B6)	25,208 SF
8	Is a modification of canopy requirements being requested?	NO
9	If B8 is yes, provide sheet number where modification request is located	N/A

1	Tree Preservation Target Area	13,047 SF
2	Total canopy area meeting standards of §12-0200	0 SF
3		0 SF
4	Total canopy area of unique or valuable forest or woodland communities	0 SF
5	x 1.50	0 SF
6	Total canopy area of Heritage, Memorial, Specimen or Street Trees	0 SF
7	x 1.5 to 3.0	0.SF
8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0 SF
9	x 1.0	0.SF
10	Total of C3, C5, C7, and C9	0 SF

10	Total of C3, C7, and C5	
D Tmo Dianti		
D. Tree Planti	Area of canopy to be met through tree planting (B7 - C10)	25.208 SF
2	Area of canopy to be planted for air quality benefits	6,000 SF
3	x 1.50	
4	Area of canopy to be planted for energy conservation	0 SF
5	x 1.50	0 SF
6	Area of canopy to be planted for water quality benefits	0 SF
7	x 1.25	0 SF
8	Area of canopy to be planted for wildlife benefits	8,300 SF
9	x 1.50	
10	Area of canopy provided by native trees	0 SF
11	x 1.50	0 SF
12	Area of canopy provided by improved cultivars and varieties	0 SF
13	25% credit	0.SF
14	Area of canopy provided by other trees	5,500 SF
	x 1.0	5,500 SF
15	Area of canopy provided through tree seedlings	0 SF
	x 1.0	0 SF
16	Area of canopy provided through native shrubs or woody seed mix	0 SF
	x 1.0	0 SF
17	Percentage of line D14 represented by line D15 (must not exceed 33% of D15)	0 %
18	Total of canopy area to be provided through tree planting	26,950 SF
19	Is offsite planting relief requested?	NO
20	Tree Bank or Tree Fund?	N/A
21	Canopy area requested to be provided through offsite banking or tree fund	0 SF
22	Amount to be deposited into the Tree Preservation and Planting Fund	0

E. Total of 10-y	ear Tree Canopy Provide	d .	
1		Total canopy area provided through tree preservation (C10)	0 SF
2 1		Total canopy area provided through tree planting (D17)	26,950 SF
3	To	tal canopy area provided through offsite mechanism (D19)	N/A SF
4		Total 10-year tree canopy provided	26,950 SF

Total 10-year tree canopy provided (% of net site area) 16 %

COMPUTATIONS FOR INTERIOR PARKING LOT LANDSCAPING (20 OR MORE PARKING SPACES)

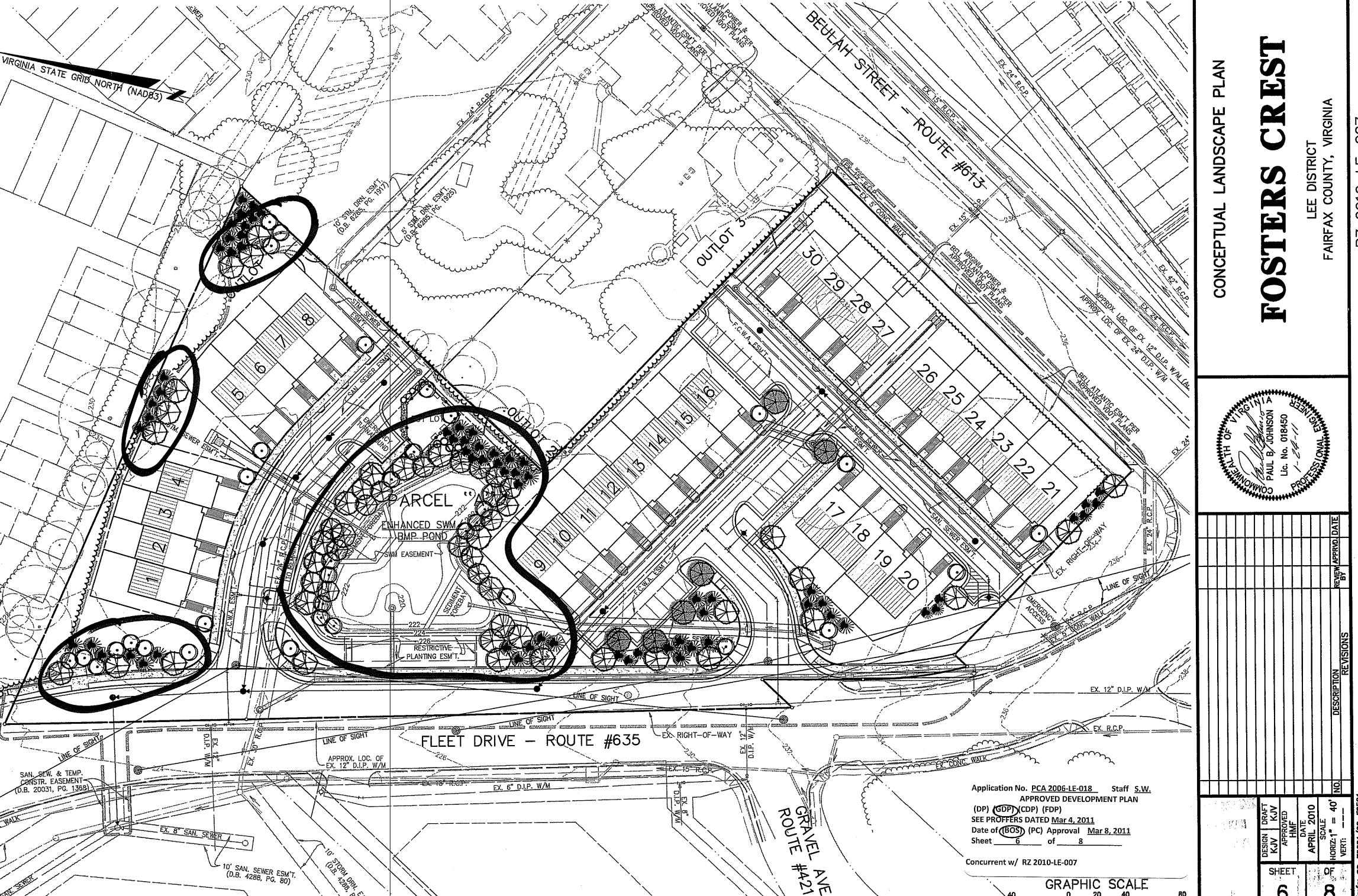
AREA OF PARKING LOT LANDSCAPING REQUIRED (5% OF ABOVE): 1,200 (5.5%) LANDSCAPING PROVIDED

LEGEND

TREE COUNTED TOWARDS PARKING LOT LANDSCAPING

CAT. III & IV SHADE TREE (2" CAL.) (E.G. RED MAPLE, WILLOW OAK, RIVER BIRCH, BEECH)

* LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN. NATIVE AND/OR DESIRABLE SPECIES WILL BE USED WHERE POSSIBLE. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS



CAT. I & II EVERGREEN TREE (8' HGT.) (E.G. ARBORVITAE, ATLANTIC WHITE-CEDAR)

CAT. II ORNAMENTAL TREE (2" CAL.) (E.G. SERVICEBERRY, SWEETBAY MAGNOLIA)

SMALL DECIDUOUS SHRUB

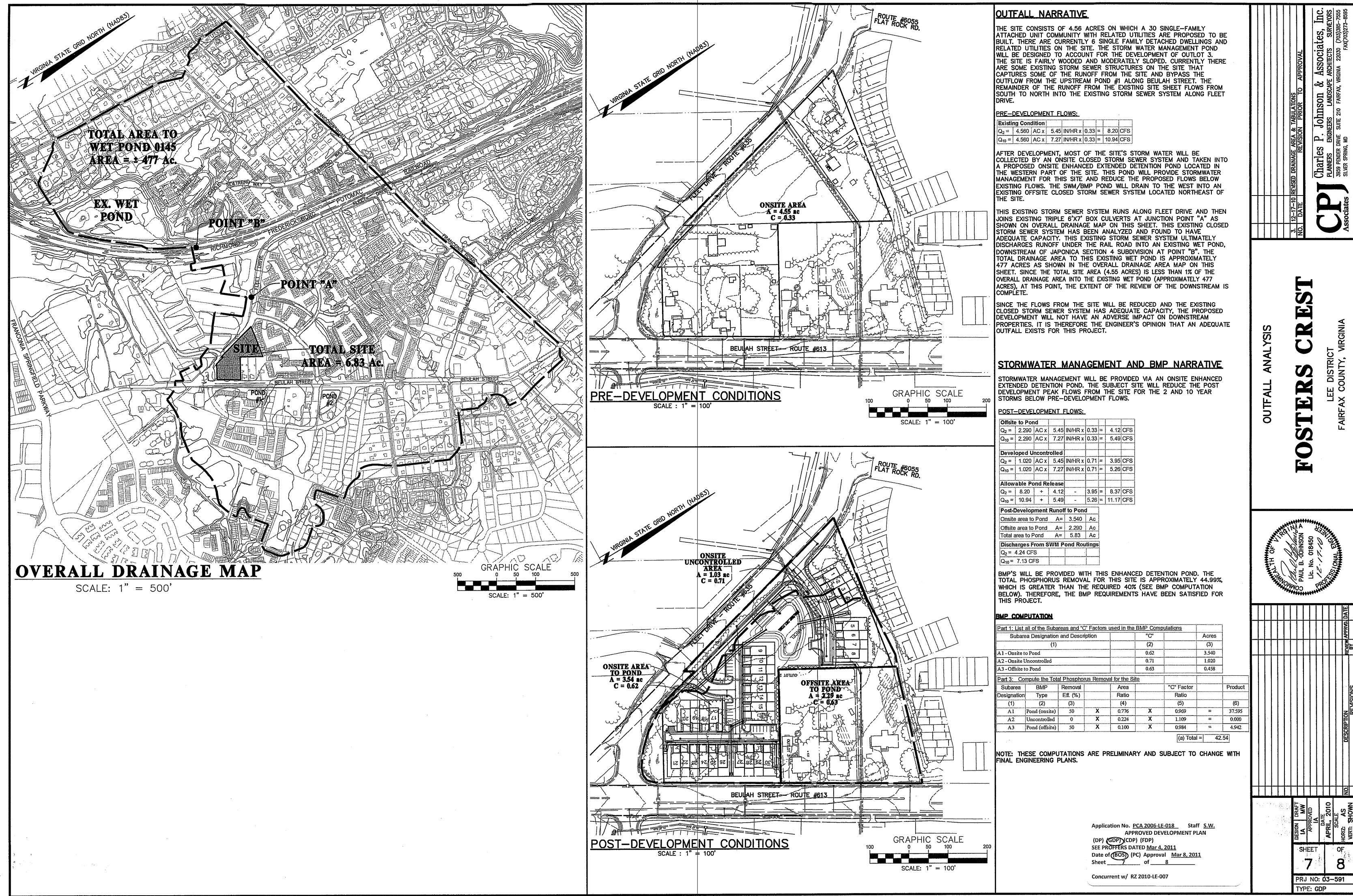
MEDIUM EVERGREEN SHRUB

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PRJ NO: 03-591

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SCALE: 1" = 40'



Last Saved 12/17/2010 Last Plotted 12/17/2010 12:17 PM Sheet N:\03591\DWG\00-F2321

